



THE VILLAGE LATCH INN

Southampton Village. Steeped in history dating back to the dawn of the 20th century, this unique 5 acre property has a rich and storied tradition. Formally the Grand Annex to the famed Irving Hotel, where New York society and others escaped the stifling summer heat, the Village Latch was restored in the mid 1970's to also include private residences such as the Terry House with 12 bedrooms and the two rear Homestead buildings with the connecting Victorian greenhouse, which came from the former Merrill Lynch estate next door designed by renowned architect Stanford White, now known as Whitefields. A gracious ambiance envelops the current estate, within walking distance to downtown Southampton. The Great Gatsby style main residence features 37 uniquely decorated rooms, some with fireplaces, balconies, decks and all with modern conveniences; from mansion buildings, to spacious suites and wicker filled sitting rooms to kitchen facilities from which breakfast has been served for decades to fortunate guests. Amenities include a heated pool, tennis court, a Victorian greenhouse, and modern sculptures. All this is now available for the next owner to ponder the possibilities and new life for this estate. This is a unique opportunity to acquire a property with pre-existing zoning conditions allowing for numerous possibilities. Perhaps a new townhouse development or a luxurious spa, a tennis resort or simply a magnificent personal estate with various guest houses. The choices are yours!

Exclusive, Price Upon Request F# 96995 / WEB# 47197

Southampton to Montauk...Sagaponack to Shelter Island

With over \$80 million dollars worth of properties sold and another \$9M in contract in just the first six months of 2010, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In almost 15 years on the East End, Gary has participated in over a billion dollars of real estate transactions with more than 170 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. His inventory of sensational exclusive listings from Southampton to Amagansett and from Sagaponack to Shelter Island includes such standouts as the 55 acre water front oasis Tyndal Point, the 40 acre enclave known as Sagaponack Greens as well as a dozen new construction projects. While being Corcoran's 2008 Top Broker by Sales Volume and by Rental Units, Gary was recognized by the Wall Street Journal, Real Trends and Lore magazine as the 4th top ranked broker by sales volume in their annual list of the "TOP 200" of real estate professionals nationwide in November of 2008. With three full time assistants Gary has no problem with covering over \$400 million dollars worth of property currently listed with him. Contact Gary today to discuss listing your property or finding your perfect place in the Hamptons.

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THE HAMPTONS

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